



**MINUTES OF THE  
LAFAYETTE REDEVELOPMENT COMMISSION**

**April 28, 2022**

**11:00 am**

**Council Chambers, City Hall**

**Attendance**

**Commissioners:** Frank Donaldson, James Foster, Jos Holman

**Absent:** Shelly Henriott, Jim Terry

**Ex-Officio Members:** Josh Loggins

**Absent:** Dave Moulton

**Staff:** Dennis Carson, Economic Development Director; Jacque Chosnek, City Attorney; John Collier, Economic Development Assistant Director; Jenna Karle, Deputy Controller; Jeromy Grenard, City Engineer; Dave Griffie, Asst. Director of Public Works; David Huhnke, Communications & Marketing Director

**Guests:** Annette Basham, J.S. Held; Trent Fletcher, Greater Lafayette Commerce; Chris Mixis, Dana/Fairfield; Robert Lowe, Dana/Fairfield; Joe Paul, WLFI

**Welcome and Call to Order**

Jos Holman welcomed everyone to the Redevelopment Commission meeting, noted that a quorum was present and opened the meeting of the Lafayette Redevelopment Commission at 11:00am.

**Minutes**

James Foster moved to approve the minutes of the March 24, 2022 meeting. Frank Donaldson seconded and the motion passed unanimously.

**Public Hearing**

Frank Donaldson made a motion to suspend the Redevelopment Commission meeting and open the public hearing to discuss Resolution LRC-2022-04 and Resolution LRC-2022-05. James Foster seconded and the motion passed unanimously.

**Resolution LRC-2022-04:** Resolution of the Lafayette Redevelopment Commission Confirming Resolution LRC-2022-02 Adopted February 24, 2022, Which Made Certain Amendments to the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area

**Resolution LRC-2022-05:** Resolution of the Lafayette Redevelopment Commission Confirming Resolution LRC-2022-03 Adopted February 24, 2022, Which Made Certain Amendments to the Consolidated Plan for the McCarty Economic Development Area

Dennis Carson presented the two Resolutions above. These Resolutions confirm our inclusion of the proposed Public Works Campus as part of our TIF plans for the Consolidated Creasy/Central and McCarty TIFs. This will allow us to use proceeds from the Consolidated Creasy/Central and the McCarty TIFs for the project. The Resolutions have passed all other approval bodies, including the Tippecanoe Area Plan Commission and City Council.

With no comment from the public, James Foster made a motion to close the public hearings and reopen the Redevelopment Commission meeting. Frank Donaldson seconded and the motion passed.

### **New Business**

**Resolution LRC-2022-04:** *Resolution of the Lafayette Redevelopment Commission Confirming Resolution LRC-2022-02 Adopted February 24, 2022, Which Made Certain Amendments to the Consolidated Plan for the Consolidated Creasy/Central Economic Development Area-* Having discussed the details of the Resolutions during the public hearing portion of the meeting, Frank Donaldson moved to approve. James Foster seconded. The motion passed unanimously.

**Resolution LRC-2022-05:** *Resolution of the Lafayette Redevelopment Commission Confirming Resolution LRC-2022-03 Adopted February 24, 2022, Which Made Certain Amendments to the Consolidated Plan for the McCarty Economic Development Area-* Having discussed the details of the Resolutions during the public hearing portion of the meeting, Frank Donaldson moved to approve. James Foster seconded. The motion passed unanimously.

**Resolution LRC-2022-06:** *A Resolution Recommending Designation of an Economic Revitalization Area for Tax Abatement and Recommending Approval of Deduction for Tax Abatement-Fairfield Manufacturing Company, Inc. Personal Property-* Chris Mixis presented a proposal requesting a 10-year personal property tax abatement on behalf of Fairfield Manufacturing (known locally as Dana Corporation). Fairfield is looking to expand their production and product here in Lafayette. They are proposing a \$10M investment in personal property (machinery and equipment) and to create 50 new positions. Dana Corp., as a global company with many locations around the world, has many options for this expansion and the local plant site had to compete internally for this project. James Foster moved to approve. Frank Donaldson seconded. The motion passed unanimously.

**Haley's Lock, Safe & Key:** *Lafayette Theater Replacement Doors at Main Entrance Change Order No. 1* – Dennis Carson presented on behalf of Lafayette Theater to add astragals between the two sets of double doors for a better seal in order to meet current building and safety codes. This will add \$266.80 to the project bringing the total to \$33,132.40. Frank Donaldson moved to approve. James Foster seconded. The motion passed unanimously.

### **Director's Report**

- Design, cost and financing for the Public Works Campus is being considered.
- Main Street Streetscape Ph IV will begin next week.
- Working with MKSK on the Lincoln Neighborhood Plan.
- Update on the Public Safety Center from Annette Basham of J.S. Held. Brick façade is being installed on the west side. Drywall and soffit is being installed on the 4<sup>th</sup> floor, mechanical is being installed on the 3<sup>rd</sup> floor.

### **Claims**

Jim Terry moved to approve the March 2022 claims in the amount of Two Million Two Hundred Eighty Thousand Fifty-Three Dollars and Sixty-Seven Cents (\$2,280,053.67). Shelly Henriott seconded and the motion passed unanimously.

**Public Comment-**no comment

### **Adjournment**

James Foster moved to adjourn the meeting. Frank Donaldson seconded and the motion passed unanimously. The meeting of the Lafayette Redevelopment Commission was adjourned at 11:22am.

*Respectfully submitted*  
*Michelle Conwell, Recording Secretary*

Approved,

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Shelly Henriott, Secretary  
Lafayette Redevelopment Commission